

**Meeting Minutes**  
**Madison County Airport Board**

Madison County Administration Building

September 25, 2023

**PRESENT:** John Hauck, Beau Bradley, Mary Oliver, Brett Owen, Tyler Holland, Scott Payne, and Jim Frey

**Secretary:** Shawna Lutgen

**VISITORS:** Troy Hunter – Choice Aviation, Lance Bowser, RPA

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Board Vice Chairman, Beau Bradley called meeting to order at 6:10 P.M.

**PUBLIC COMMENT:**

- No discussion.

**APPROVAL OF MINUTES:**

- Scott Payne moved to approve the August 21, 2023 minutes as presented. Seconded by Brett Owens. Discussion: None. All voted “aye”. Motion carried.

**RVF – Scott Payne**

**Report**

- Tarmac, taxiway, and runway have been resealed.

**E16 Ground Lease**

- Following discussion, Scott Payne moved to approve the E16 Ground Lease with correction to the proper lease size dimensions and cost. Seconded by Mary Oliver. All voted “aye”. Motion carried.

**Old Pilot Building**

- Scott Payne reviewed discussion from previous meeting of potentially using the building for a flight school. Beau Bradley stated the building needs improvements done. The building currently has dry rot. Following discussion, Tyler Holland moved to approve up to \$1,000.00 for advertising and scope out any interest in an individual doing a flight school. Seconded by Jim Frey. All voted “aye”. Motion carried.

**EKS – Troy Hunter**

**Report**

- Three to four runway lights out. Waiting on parts. The cause may be due to a possible lightning strike or power surge.
- AWOS internet fixed.
- Headwaters completed the weed spraying.
- Aircraft accident on August 31, 2023. Pilot did not put landing gear down. There were no injuries.  
Discussion about purchasing low pressure high lift airbags to be able to lift aircrafts off the ground when there is an accident. Troy will get quotes on the low-pressure high lift airbags. John Hauck suggested putting together an Emergency Checklist for the airports.
- Aircraft flat tire recovery on September 1, 2023.
- Individual trespassed on September 21, 2023.
- A grant assurance complaint has been filed with the FAA. FAA is investigating whether or not EKS within compliance.
- FAA indicated they are not in favor of through the fence agreements. The through the fence agreement with FAA is up in 2025.

**Breon Robertson Overhang Discussion**

- Troy stated that Breon would like to build an overhang over the walk-through doorway. The Board decided that the decision should be left up to the Airport Managers.

**Estoppel Contract**

- Legal document that states that if they were to go into default for any reason they would be given a chance to catch up on the unpaid amount owed or pay the amount and bring the lease current. Additional verbiage added is that all proceedings be handled in Madison County. Mary Oliver moved to approved the amended contract. Seconded by Tyler Holland. All voted “aye”. Motion carried.

**ROBERT PECCIA & ASSOCIATES (RPA) Report**

- The Board reviewed report.

**NEW BUSINESS**

- No new business.

**PUBLIC COMMENT:**

- No discussion.

Meeting closes at 7:36 PM

**NEXT MEETING**

**Monday, November 20, 2023**

**Location Ennis Big Sky Airport, Ennis, MT 59729**

**6:00 PM**